

PLANNING COMMISSION MINUTES

March 7, 2001

CALL TO ORDER:

Chairman Vlad Voytilla called the meeting to order at 7:02 p.m. in the Beaverton City Hall Council Chambers at 4755 SW Griffith Drive.

ROLL CALL:

Present were Chairman Vlad Voytilla, Planning Commissioners Bob Barnard, Gary Bliss, Eric Johansen and Dan Maks. Planning Commissioners Chuck Heckman and Brian Lynott were excused.

Senior Planner Alan Whitworth, Associate Planner Tyler Ryerson, City Utilities Engineer David Winship, Engineering Technician II Charlie Harrison, Assistant City Attorney Ted Naemura and Recording Secretary Sandra Pearson represented staff.

The meeting was called to order by Chairman Voytilla, who presented the format for the meeting.

VISITORS:

Chairman Voytilla asked if there were any visitors in the audience wishing to address the Commission on any non-agenda issue or item. There were none.

STAFF COMMUNICATIONS:

Staff indicated that there were no communications at this time.

NEW BUSINESS:

Chairman Voytilla opened the Public Hearing and read the format for Public Hearings. There were no disqualifications of the Planning Commission members. No one in the audience challenged the right of any Commissioner to hear any of the agenda items, to participate in the hearing or requested that the hearing be postponed to a later date. He asked if there were any ex parte contact, conflict of interest or disqualifications in any of the hearings on the agenda. There was no response.

1 **PUBLIC HEARINGS:**

2
3 **A. CPA 2001-0003/RZ 2001-0003 -- 16880 SW BASELINE ROAD**
4 **COMPREHENSIVE PLAN MAP AMENDMENT AND REZONE**

5 This is a proposal to amend the Comprehensive Plan and Zoning Maps to add two
6 recently annexed parcels and to designate them Station Community (SC) on the
7 Comprehensive Plan Map and Multiple Use (MU) on the Zoning Map, in place of
8 the current Washington County designations of Transit Oriented: Business
9 (TO:BUS) and Transit Oriented: Retail Commercial (TO:RC). The two parcels
10 are located at 16880 SW Baseline Road on both sides of SW Jenkins Road south
11 of Baseline Road and east of 170th Avenue, and the two parcels are approximately
12 5.2 acres in size. Tax Lots 00500 and 00600; Map 1S1-06DA.

13
14 Senior Planner Alan Whitworth presented the Staff Report and discussed two
15 letters received regarding the application, from the following individuals: 1)
16 Robert Browning, who is the attorney representing the owners of the property, in
17 concurrence with the Staff Report and recommendation; and 2) Pat Russell,
18 expressing his concern with planning in the general area involved in the
19 application. He pointed out that the map is not completely clear, observing that
20 Baseline Road, north of the triangular parcel, has been vacated west of 166th
21 Avenue, adding that half of that right-of-way (thirty feet) is part of that triangular
22 parcel. Concluding, he offered to respond to any questions or comments.

23
24 Commissioner Johansen observed that although the letter from Mr. Browning
25 actually supports the Station Community (SC), it actually indicates a lack of
26 support for the High Density Residential zoning option. He requested that on
27 future applications, staff provide more detailed information regarding which
28 options had been considered and why they had made a particular
29 recommendation.

30
31 Mr. Whitworth pointed out that Transit Oriented (TO) districts were basically
32 created to comply with Metro's SC standards and assured Commissioner Johansen
33 that he would provide more detailed information in the future.

34
35 **PUBLIC TESTIMONY:**

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37 On question, no member of the public appeared to testify regarding these
38 applications.

39
40 The public portion of the Public Hearing was closed.

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42 On question, Commissioners Johansen, Barnard, Bliss and Maks and Chairman
43 Voytilla expressed their support of the applications.

44
45 Commissioner Maks **MOVED** and Commissioner Barnard **SECONDED** a
46 motion that CPA 2001-0003 – 16880 SW Baseline Road Comprehensive Plan

Amendment, be approved, based upon the testimony, reports and exhibits presented during the Public Hearing on the matter and upon the background facts, findings and conclusions found in the Staff Report dated February 15, 2001, and based upon this Public Hearing.

Motion **CARRIED**, unanimously.

Commissioner Maks **MOVED** and Commissioner Barnard **SECONDED** a motion that RZ 2001-0003 – 16880 SW Baseline Road Rezone, be approved, based upon the testimony, reports and exhibits presented during the Public Hearing on the matter and upon the background facts, findings and conclusions found in the Staff Report dated February 15, 2001, and based upon this Public Hearing.

Motion **CARRIED**, unanimously.

B. MURRAY HILL PUMP STATION

The following land use applications have been submitted for the proposed expansion of an existing water works facility at 10835 SW 155th Avenue. The development proposal is located near the intersection of SW 155th Avenue and SW Falcon Drive; Washington County Assessor's Map 1S1-32BC, Tax Lot 200. The site is zoned Urban Standard Density (R-5) and is approximately 13 acres in size.

1. CUP 2000-0026 -- CONDITIONAL USE PERMIT

Request for approval of a Conditional Use Permit (CUP) for the proposed expansion of an existing conditional use. The existing conditional use is the water facility found on the site. The expansion includes the construction of a building to house an existing drinking water pumping station; addition of water booster pumps, upgrades to the existing pump station, and associated landscaping, paving and utilities. The decision on the proposed development shall be based on the approval criteria listed in Section 40.05.15.2.C of the Beaverton Development Code.

2. FS 2001-0003 -- FLEXIBLE SETBACK

Request for approval of a Flexible Setback for the proposed drinking water pump station building from the minimum R-5 zoning district's 20-foot front yard setback to a 10-foot front yard setback. The decision on the proposed revision shall be based on the approval criteria listed in Section 40.15.15.1.C of the Beaverton Development Code.

On question, Commissioner Maks indicated that he had not visited the site, and Commissioners Bliss, Barnard and Johansen and Chairman Voytilla indicated that they had visited the site and not had any contact with anyone at that time.

1 Associate Planner Tyler Ryerson submitted the Staff Reports and offered to
2 display photographs of the site on the overhead projector for review.

3
4 Mr. Ryerson described applications for the proposed expansion of the Murrayhill
5 Pump Station on SW 155th Avenue and discussed a Memorandum he had
6 distributed in response to questions he had received from Commissioner Heckman
7 and the revised landscape plan that he had also distributed. He mentioned a
8 Memorandum from City Utilities Engineer David Winship to Mayor Drake, in
9 response to a letter from a homeowner in the Murrayhill area, adding that after
10 this individual had received a copy of this letter he had responded that he is
11 comfortable with the application. Recommending approval, he observed that the
12 application would be considered by the Board of Design Review on March 8,
13 2001, and offered to respond to any questions or comments.

14
15 Commissioner Maks advised Mr. Ryerson that this is only the second time
16 throughout his service on the Planning Commission that he has not had questions.

17
18 Chairman Voytilla mentioned that it had been difficult to understand the transcript
19 from the Neighborhood Meeting, suggesting that future transcripts provide more
20 of a general synopsis of what occurred, rather than being verbatim, and that
21 drawings or exhibits be merely referenced.

22
23 Observing that he would make certain that the applicant is aware of this issue, Mr.
24 Ryerson pointed out that there are many varied note taking procedures at these
25 neighborhood meetings, resulting in possibly too much or too little information.

26
27 **APPLICANT:**

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29 **LAURA JACKSON**, representing *W & H Pacific*, described the applications for
30 the proposed expansion and improvements of an existing water works facility and
31 explained the necessity of these improvements in order for the facility to continue
32 to function properly. She mentioned that the proposal includes a pitched roof for
33 the purpose of maintaining the residential appearance of the neighborhood,
34 observing that the facility operates on diesel power.

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36 **DAVID WINSHIP**, City Utilities Engineer, offered to respond to questions and
37 comments.

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39 **PUBLIC TESTIMONY:**

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41 **INESE PETERSON**, Chairman of ARC for Murrayhill, expressed appreciation
42 to Engineering Technician II Charlie Harrison and other members of the staff for
43 their efforts and detailed explanation at the Murrayhill Board Meeting.

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45 On question, both staff and the City Attorney indicated that they had no further
46 comments at this time.

1 The public portion of the Public Hearing was closed.

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3 On question, Commissioners Maks, Bliss, Johansen and Barnard and Chairman
4 Voytilla expressed their support of the applications.

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6 Commissioner Maks **MOVED** and Commissioner Johansen **SECONDED** a
7 motion that CUP 2000-0026 – Murrayhill Pump Station Conditional Use Permit,
8 be approved, based upon the testimony, reports and exhibits presented during the
9 Public Hearing on the matter and upon the background facts, findings and
10 conclusions found in the Staff Report dated February 28, 2001, including
11 Conditions of Approval Nos. 1 through 5, and based upon this Public Hearing.

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13 Motion **CARRIED**, unanimously.

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15 Commissioner Maks **MOVED** and Commissioner Bliss **SECONDED** a motion
16 that FS 2001-0003 – Murrayhill Pump Station Flexible Setback, be approved,
17 based upon the testimony, reports and exhibits presented during the Public
18 Hearing on the matter and upon the background facts, findings and conclusions
19 found in the Staff Report dated February 28, 2001, including Conditions of
20 Approval Nos. 1 through 4, and based upon this Public Hearing.

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22 Motion **CARRIED**, unanimously.

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24 **APPROVAL OF MINUTES:**

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26 Minutes of the meeting of February 21, 2001, submitted. Because of the absence
27 of a quorum and due to the fact that he had been the only member of the Planning
28 Commission present, Chairman Voytilla expressed his approval of the minutes, as
29 written.

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31 **MISCELLANEOUS BUSINESS:**

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33 Chairman Voytilla reminded everyone present that because nothing is scheduled
34 for the agenda, the Planning Commission would not meet on March 14, 2001.

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36 The meeting adjourned at 7:27 p.m.